

Classified Ads

I.V. News Deadlines: 3 p.m., Friday (unless otherwise noted on page 1)
 (News items and ads received after 3 p.m. on Friday will go into the next week's issue.) Classified ads are due Friday at 3 p.m. but will be accepted until Monday at noon at a higher rate and limited to 20 words.

Oregon Mountain Real Estate
 221 S. Redwood Hwy. P.O. Box 835 Cave Junction, OR 97523
 (541) 592-4146 (866) 294-3882 www.oregonmountain.com

FIRST-TIME home buyers perhaps this is you. Two-bedroom single-wide mobile in town on an oversized 0.38-acre lot. Home overlooks a landscaped yard with mature trees. Check this one out. Priced at \$64,000. #883.

Think **BIG!** 2,300+ sq. ft. two-story home. Four-bedrooms, two-baths, office space, breakfast nook. Lots of neat features. Situated on five level acres with nice trees and landscaping. Deck, above-ground pool, detached double garage and a storage shed. Room for all your family and maybe a horse for the kids. \$349,000. #890.

A **LITTLE BIT OF EVERYTHING**, smaller, older two-bedroom home, seasonal stream, trees, pasture, fencing and 40 acres. A lot for your buck! \$200,000. #531.

HOW ABOUT 3 1/2 ACRES of Commercial property with a 1,600 sq. ft. building. Lots of possibilities here. In-town Commercial properties of this size are hard to find. If your business uses multiple vehicles or needs room to store equipment or inventory, then this might just be the spot. Owners are motivated to move their surplus property and just reduced it from \$105,000 to \$75,000. #895.

HERE IS ANOTHER COMMERCIAL PROPERTY. 2,600+ sq. ft. building fronting on Redwood Hwy. Excellent highway exposure and super off-street parking. Three or four office spaces currently rented to long term tenants. Just a little more than a third-of-acre in two tax lots. \$235,000. #878.

'We Know the Valley'
 Junction Realty
 111 N. Redwood Hwy. - P.O. Box 849
 Cave Junction, OR 97523
 800-238-6493 / 541-592-3858
 Fax 541-592-3963
 jctreal@cavejunction.com
 Home Page at www.cavejunction.com/

Call a Professional - Call Junction Realty

Junction Realty has been so successful we are running low on inventory. Why be one of the many when you can be helped by some of the best and be one of the few?
 Talk to us and let us show you how we can help you.

3.33 ACRES just south of town along the highway for \$69,000. #1020.

3 BUSINESSES for one price. Auto recycling, towing, and lien. Clear-ance - all for \$312,500. #1052.

BACK ON THE MARKET:
TWO HOMES and a nice garage/shop. Main home is a very comfortable home with a rock fireplace in the living room and lots of other amenities. Smaller home for rental income or elderly parents. Garage is 2-story and extra large. There is a creek and a pond and a lovely view of the mountains. All for a decent price of \$179,000. #10056.

MADRONE MOTEL for SALE! 6 rooms, 2 with kitchenettes, 2 apartments, 2-bedroom cabin, 2 2-bedroom mobiles, RV space and 3-bedroom 2,000 sq. ft. home all for \$369,000. #1060.

ON THE SOUTH SIDE of a mountain with a creek running by is this 2,700 sq. ft. open, spacious home with a huge living room, 2 large bedrooms, 2 1/2-baths. Kitchen overlooks creek. Decks for enjoying the summers. 2 double-car garages. This is a very private, wooded property. Sited on 5 acres off Oregon Caves Highway. Locked gate so must have an appointment. \$209,500. #1075 mls#102898.

NEW HOME with 1-year builders warranty - 2-bedroom 2-bath 1,272 sq. ft. 2-story with 1 large bedroom/bath upstairs on 1-acre lot. \$149,500. #1107.

95+ ACRES, level to rolling with views, Selma area. \$99,000. #1111.

ON 3.3 PRIVATE ACRES is a 938 sq. ft. 2-bedroom 2-bath Super Good Sense custom-built 14'x67' manufactured home. Lots of trees, backed-up to government land, good well, RV port is lighted. Nice residential area not far out of town. \$122,000. #1114.

National/International marketing on the internet at www.cavejunction.com/realstate or www.realtor.com. Marketing also through the Real Estate Book plus spot ads here and there.

LAND **1031-TAX DEFERRED EXCHANGES**
WATERFRONT **COMMERCIAL**
RESIDENTIAL

Phone Jim Frick
 Century 21
 Harris & Taylor
 450-8777
 or
 592-2878

REAL ESTATE LOTS/ACREAGE

DREAM PROPERTY: 5 acre woods & pasture with creek. Like new, 1,200 sq. ft. manufactured 3-bedroom 2-bath, 2 decks. 25'x35' RV garage/shop. 2 full RV hook-ups. Immediate possession, \$188,000. Drive by 950 Thompson Creek 1 1/2 mi past Lake Selmac. Phone Glen (broker/owner) (541) 471-3021. THE RANCH LOCATOR RE SALES. Kathy Simpson, Broker (541) 476-0381. RL43-tfc

RENTALS ...
 swimming pool. Located in Selma. \$1,250.00 a month. Cory's Professional Services (541) 471-6601. CPS44-?

BUYING? SELLING? Phone
Steve Lyons
 Associate Broker
 C-21 Harris & Taylor
 Phone 592-9201

COMMERCIAL RENTALS ...
 480 SQ FT Commercial Building across from A & B. 592-3933 SR42-tfc

Janet Prescott, Real Estate Broker
Illinois Valley Real Estate presents:
 21.69 acres on the west fork of the Illinois River. Pride of ownership abounds. 2-story, 3-bdrm. 1 1/2-bath, separate guest house/rec. cottage, two large hot houses, many amenities, \$549,000 #1795

RENTALS
 CAVE JUNCTION one- and two-bedroom apartments. Rent based on income. Equal Housing Opportunity. Grand Management Services. 592-4959 (541) 572-3611. GMS2-tfc
 Cave Junction area: *2-bedroom, out-of-town, no dogs, \$675 *1-bedroom apartment, in-town, \$350 *Room mate needed with horse. Phone Justine for more info, Illinois Valley Real Estate 592-4474. IVRE43-1c
 3-Bedroom, 1-bath house just outside of CJ on 1-acre. Excellent location. Detached garage. Wood pellet stove and electricity, backup heat. Avail. In 2-4 weeks. \$600 mo. Rent plus \$1,000 security. Leave message (541) 855-2316. GB39-1tfc
 Sparkling clean. Cute 1-bedroom duplex with den. Near town. No pets. \$395 + \$500 security deposit. References required 592-2096. L44-tfc

Small country home. Available Feb. 1. 2-bedroom, 2-bath. Washer/dryer hook-ups. Attached garage. \$650. month. 1st and last. Cleaning deposit. 592-2722. Cell:660-8390. SM44-2p

2-bedroom duplex located at 550 S. Old Stage Rd., Cave Junction. \$450 month for up to two tenants. Each additional tenant over 2 add \$50 month. 4 tenants max. First month rent and \$500 security deposit required BEFORE moving in. Sewer, water & garbage are paid. Pets by prior approval only. \$100 non-refundable deposit plus \$25 month per pet. 2 pets max. Phone evenings after 6 p.m. 592-2816 or leave message. MH44-tfc

MOBILE RENTALS
 2-BEDROOM 1-bath mobile in adult park. \$395 per month. Phone (541) 944-5818. RLtfc
 3-BEDROOM 2-bath mobile close to town, schools. \$500 month. First, last and cleaning deposit. Available approximately Feb. 1. 592-2722 Cell: 660-8390. SM44-2p

RV SPACE
 RV trailer space up to 35' on 10 acres shared. \$225 + utilities. 2 people maximum. Full hook-ups. 597-4517. S44-1p

RV AWNINGS
RV AWNINGS
 (Used/new) big selection quality rebuilt RV awnings. Can deliver or install. Works great on houses or patio decks. Best prices guaranteed. We buy old RV awnings and parts. Expert repairs on RV awnings too! Phone (541) 247-8279. GS39-12c

FIREWOOD
 Cedar shake shingles, great fire starter. Clean, compact, stacks well. 100 cubic feet \$45 delivered local. More available, negotiable. 592-3139. DL42-p4
PERPETUAL FLAME
 Soft wood for sale, \$125/cord, delivered in valley or \$100/cord, U-haul. Special 3 cords delivered, \$300. Green hardwood also available. Phone (541) 660-8704. K43-tfc

FOR SALE

Lots of new arrivals!
 2-Circular Divans, King Bed, Pole Lamps, Bookshelves, Desks, Recliners, Loveseat, Washer/Dryer Set, 3 Refrigerators (1-vintage), 24-foot Ext. Ladder, Lg. Freight Scale, Antique Hand truck, Waterfall Bedroom Set, Freezer, Mirrors, Large Entertainment Center, 3 China Hutches, 5 Dinette Sets, Antique Buffet, Hall Tree, File Cabinets, Tools, Collectables, X-mas Decorations, Jewelry, Electronics, plus more.

DARN NEAR EVERYTHING
 136 S Redwood Hwy
 Phone 592-5255. DNE41-3c

BEAD COLLECTION and findings; portable, handmade jewelry display box; large "History of Beads" poster. Items may be viewed at 144 S. Redwood Hwy. Tues. thru Sat., 11-5. Sold by appointment only. 592-6833. PC44-2c
 16' TRAILER good condition. Good for hauling equipment, car, brush, etc. \$1,500. OBO. 597-4517. MS44-1p
 \$75, Queen mattress/box springs, very clean; \$50 full mattress/box springs, very clean; \$175, oak roll-top desk, like new; \$35, microwave, new; \$40, child swing set with slide, like new; \$75, garage door & opener. Leave mssg. 592-6479 H44-1p

YARD SALES
RAIN OR SHINE:
 Yards for sale / Some with houses! See Mike Palmer Realty today! 596-2026 in O'Brien. PR47-tfc

AGRICULTURE AND PRODUCE
 Three Creeks Ranch now taking orders for grass hay, first and second cutting. 25 percent discount for 10 tons or more of first cutting. 592-3750. TCR-tfc
GRASS HAY, \$4; pea and wheat hay, \$3.50; barley and oat hay, \$3.50, clover hay, \$3.50. Phone Kristi at C&C Ranch 592-3443. CR23-tfc

AUTOMOTIVE

For sale: 1985 Ford PU short-wide, 300, 6 cyl., 4-speed, new tires, brakes. Straight body. \$2,250. 592-4885. W43-2p

CONSTRUCTION HELP WANTED

CONSTRUCTION S U B - CONTRACTORS/
 Employees, framers, siders, finish carpenters. Residential/commercial. Send application to P.O. Box 597, Wilderville, OR, 97543. HDP-tfc

SHEET METAL
 If it's SHEET METAL We'll Make It!

*Seamless Gutters
 *Duct Work & Fittings
 *Roof Flashing
 *Hard-to-Find Items
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DOWN & OUT SEAMLESS GUTTERS
 592-3391
 License #94699
 D&O7-tfc

STORAGE

BARGAIN MINI STORAGE

175 Finch Rd. Kerby
 *8'x10' - \$32
 *10'x10' - \$37
 *10'x20' - \$67
Open Vehicle Parking
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 3'X4' - \$4
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Also boxes as low as \$1.50

DOWNTOWN MINI STORAGE
 102 S. CAVES AVENUE
 592-2878 OR 450-8777
LOWEST PRICES \$15 AND UP
24-HOUR ACCESS
 Safe, secure and convenient location (Located behind SOFCU)

SERVICES

THE FINISHING TOUCH CLEANING SERVICE: Customized cleaning to your specifications - commercial, residential, rentals, new construction, windows, local references, licensed, bonded and insured. Phone 592-5270. C42-tfc

HANDYMAN

Greg's Handyman Service. We do lawn mowing, weed eating, repairs, remodels, decks, ramps, fix plumbing, replace electric fixtures, dump runs, yard work, poison oak removal and tree work. We do it all. Senior discount. Honest, reliable and trustworthy. Phone 592-2753. C43-1p

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BRUSH BROS. YARD SERVICES
 Complete yard care, brush clearing, berries, tree trimming, wood splitting, chainsaw work, rototilling, shrubs, landscaping. 597-4517 MS44-1p

loving nonsmoker, home based day-care. \$15 a day or 2 children for \$25. Call for appointment. 592-3558 ask for Tina BH42-3p

DAYCARE

HEART TO HART DAYCARE 3 openings available. Clean,

CLASSIFIEDS CONTINUED ON PAGE 15

Century 21 Harris & Taylor
 103 N. REDWOOD HIGHWAY, CAVE JUNCTION, OREGON, 97523
 Web Site: C21harristaylor.com

1970 DOUBLE-WIDE 2-BEDROOM, 2-bath, 1,440 sq. ft. mobile home. Clean and in very good condition. Listed below assessed value. Decks included. \$11,000. #HC4445.

GORGEOUS WATER FRONT property with majestic trees on 5 acres. This 2-story house is spacious and light and has 3-bedrooms, 2 full baths, a separate 21'x24' garage and 24'x10' covered storage. Enjoy the sounds of Sucker Creek while you relax in your own meditation hut. A truly "must see" property. \$233,000. #HC4446.

THIS CHARMING 2-STORY home boasts a convenient location in town, with city water and sewer. Fenced for privacy, pets and has an established garden. This property has room for a family and a nice deck and yard for entertaining. \$133,000. #FC4447.

BEAUTIFUL VIEW of Siskiyou with 3 dry pastures, seasonal creek and adjoining BLM. Fenced and cross-fenced 9.89 acres with fenced orchard and established garden. 1-bedroom mobile with addition totaling approximately 1,150 sq. ft. \$125,000. #MC4440.

ENJOY THE TRANQUIL setting of this beautiful, level, 5 acre "park-like" property. Majestic trees and serenity welcomes you only minutes from town. Build your dream house or fix up the existing site-built 1-bedroom home. \$80,000. #PC4437.

GORGEOUS PROPERTY next to Lake Selmac! 2,200+ sq. ft. house on 10.07 level acres. Custom home with private master suite, high quality kitchen, 3+ bedrooms and large utility/craft room. Also a new 2 stall barn, fenced pasture, hot tub, new pool and an unbelievable 988 sq. ft. garage. This house also has 2 water heaters. Bring your family and horses - you'll be right by the riding trails! \$299,000. #LC4439.

LEVEL 3.18 ACRE mini-ranch near West Fork Illinois River access. Cozy 2-bedroom, 1-bath ranch style home with fireplace, mountain views and screened-in porch. Great value. \$120,000. #PC4430.

CLEAN, WELL MAINTAINED manufactured home with split-bedroom design. Nicely treed slope to hillside, part fenced with great views from the top. Quiet country land, semi-private setting. Established raised-bed organic garden with drip irrigation, attached 2-car carport plus quad port. Property next door also available for 2-family set up. \$114,500. #GC4408.

HEAVILY TREED 19.23 acres located in O'Brien, Ore. Needs development permit, power close and priced to go quickly. \$75,000. #AC4364.

WHY RENT when you can own? Roomy 4 bedroom, 2-bath 1,792 sq. ft. double-wide on 2.37 acres, not far from the Illinois River. Good size rooms. Located 3 miles from Cave Junction and about an hour to the coast. 24'x24' deck with built-in barbecue, mountain views and good well (per owner). Bring your critters. Just reduced - Only \$67,500. #EC4410.

WOODED 3 ACRES with 1990 built, 1,943 sq. ft. home, knotty pine in living room, 2 wood stoves, fireplace and covered front porch. 2-car RV/carport, small shop, fenced yard with roses. \$169,000. #KC4411.

5.04 ACRES of level pasture land situated on a dead-end cul-de-sac. Great views, quiet/private, good water area, trees and mobile with an add-on. \$79,500. #KC4375.

LEVEL TO ROLLING .77-acres near Lake Selmac recreation area, with 1-bedroom, manufactured home. Great place to live while you build - well, power and septic in. \$50,000. #LC4428.

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Century 21.com
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